

Camas Ridge complex construction begins this week

VHA project on Prune Hill will include 51 units of workforce housing

By HEATHER ACHESON
Post-Record staff

Crews will break ground on the 51-unit Camas Ridge mixed-income apartment complex on Prune Hill this week.

The Vancouver Housing Authority recently awarded the project to KeyWay Corp., Inc., based out of Tigard, Ore., on a low bid of \$5.11 million.

The total construction budget is \$7.56 million. Funding sources include \$3.25 million in private activity bonds through U.S. Bank, \$1.5 million from the Washington State Department of Commerce Housing Trust Fund, and \$473,224 in loans and grants from Clark County HOME, Community Development Block Grant and 2060 funds. The Vancouver Housing



IMAGE COURTESY OF THE HACKWORTH GROUP

Pictured above is an architect's rendering of the north elevation of the future Camas Ridge apartment complex.

Authority is providing equity of \$2.33 million.

The two-building 46,190 square foot project, located on three acres at the corner of Northwest 28th Avenue and Logan Street, will have 15 one-bedroom units, 20 two-bedroom units, and 16 three-bedroom units. Ten of the units will be completely accessible to individuals with disabilities.

All units will be energy efficient, and the design and construction follows "Evergreen Sustainable Development Standards."

Property amenities include a half-acre of green space, children's play area, and a community center. There will also be 84 parking spots, including 21 garage spaces.

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VHA Community Relations Program Manager Steve Towell said the apartment complex is designed with a residential look, to fit in with the surrounding area.

"Camas Ridge complements the best of good design and community development already existing in the surrounding area," he said. "Camas Ridge also strengthens the supply and choice of decent, safe, affordable housing for families moving into the Camas area for family-wage jobs."

According to Towell, the "workforce housing" complex would serve those making 50 to 80 percent of local median income, which is

\$71,200 for a family of four. Twenty five of the units are unrestricted, market rate apartments.

Monthly rents are expected to range from \$605 to \$1,195. Property manager Key Property Services will begin taking applications for Camas Ridge approximately May 1, 2011.

The VHA, which provides affordable rental housing and housing assistance to thousands of county residents, already oversees several small properties in Camas including the Crown Villa apartments for senior citizens near Crown Park, several first-time homebuyer units near the Forest Home area, and 12 units at Northeast Adams Street and 12th Avenue.